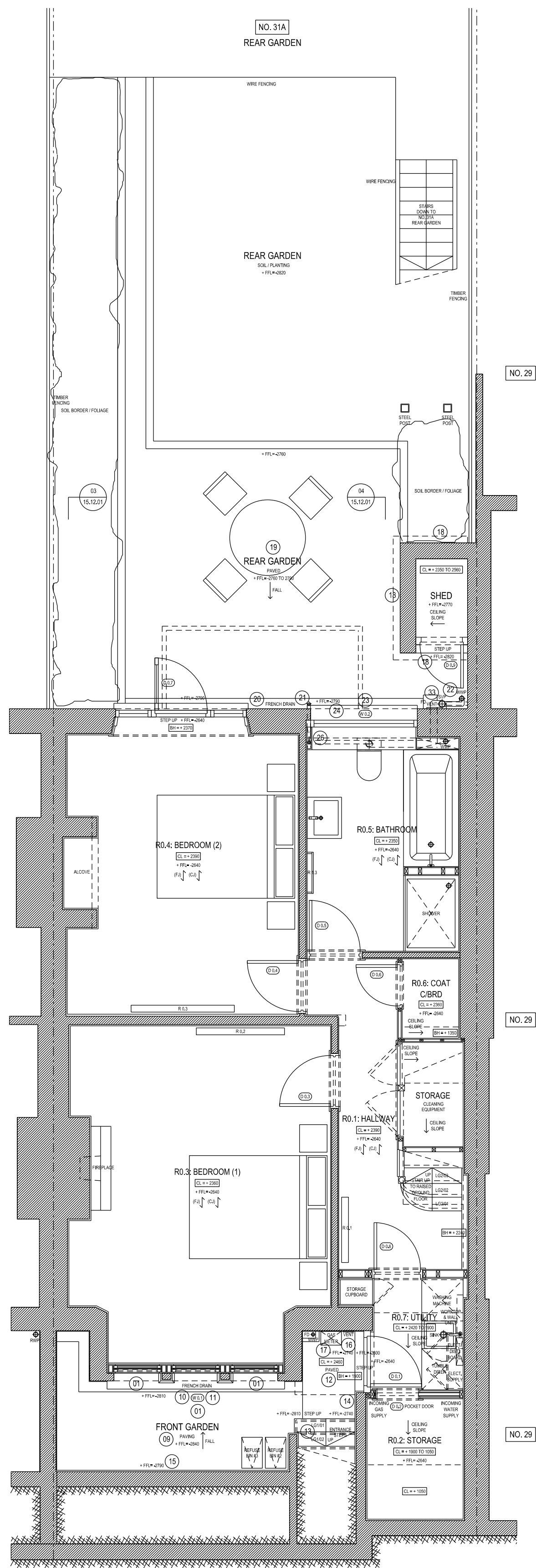
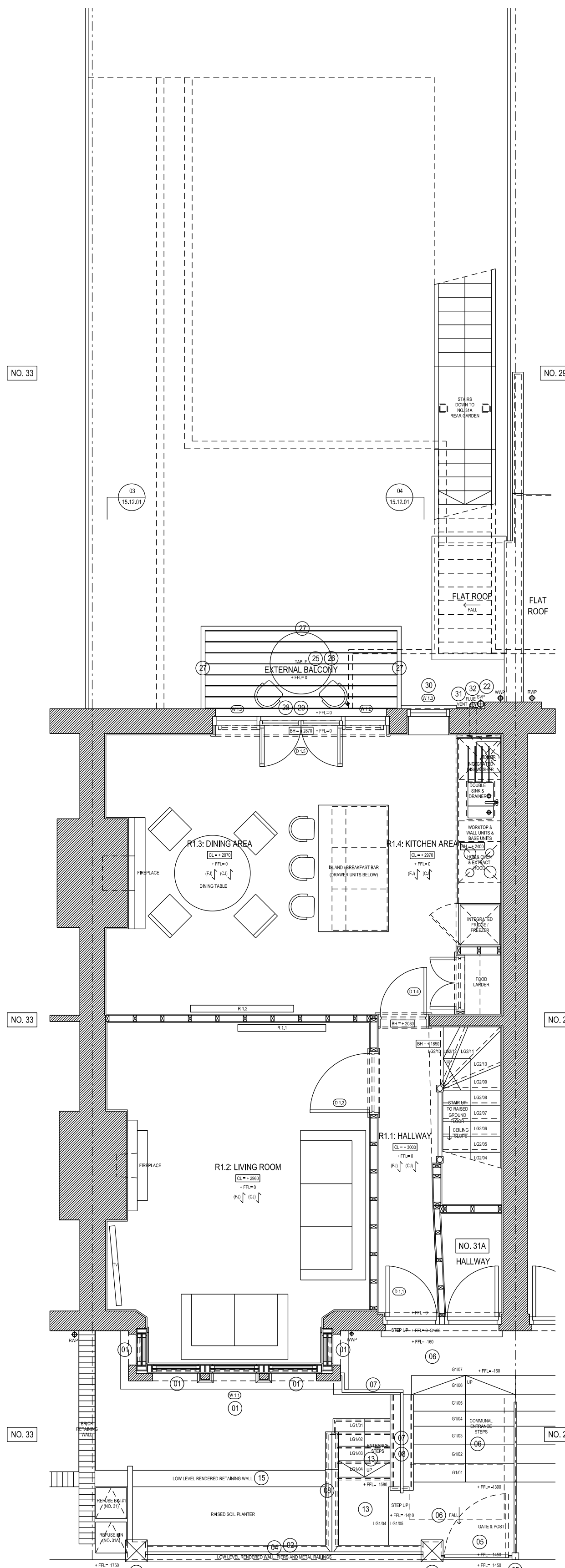




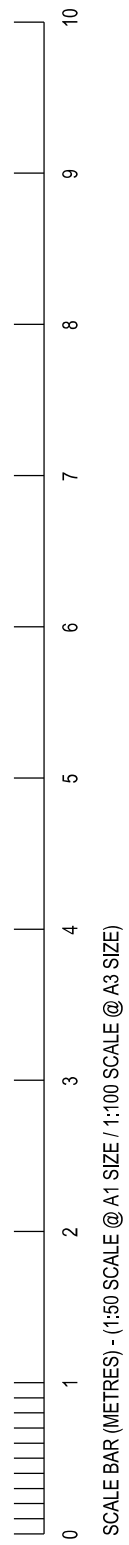
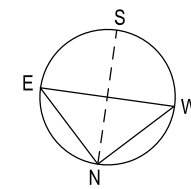
01 PROPOSED SITE / LOWER GROUND FLOOR: GENERAL ARRANGEMENT PLAN 01
Scale 1:50 (@A1 SIZE)



02 PROPOSED RAISED GROUND FLOOR: GENERAL ARRANGEMENT PLAN 02
Scale 1:50 (@A1 SIZE)

KEY TO MATERIALS / DESCRIPTION OF PROPOSALS

- FRONT WORKS:
- RETAIN EXISTING WHITE PAINTED TIMBER FRAMED SLIDING SASH WINDOWS BUT REPLACE CLEAR SINGLE GLAZING WITH CLEAR DOUBLE GLAZING
 - DEMOLISH EXISTING LEANING / CRACKED BRICK WALL AND PIER AND REPLACE WITH WHITE PAINTED RENDERED BLOCKWORK WALL WITH LIGHT GREY COLOURED COPING STONE ON TOP
 - WHITE PAINTED RENDERED BLOCKWORK PIERS WITH LIGHT GREY COLOURED COPING STONES ON TOP
 - BLACK PAINTED METAL RAILINGS
 - REINSTATE EXISTING BLACK PAINTED METAL HINGED GATE AND TIMBER GATE POST AND REFIX RAILINGS TO POST
 - REMOVE TILES, WATERPROOF CONCRETE BELOW, THEN REFIX NEW LIGHT GREY PAVING TO MATCH EXISTING
 - BLACK PAINTED METAL HANDRAIL AND RAILINGS
 - RETAIN BRICK WALLS AND WHITE PAINTED RENDER WITH NEW LIGHT GREY COLOURED COPING STONES ON TOP
 - RETAIN EXISTING CONCRETE TO FRONT GARDEN AND INSTALL LIGHT GREY PAVING TO FALL TOWARDS FRENCH DRAIN TO FRONT ELEVATION / BAY WINDOW
 - GRAVEL FILLED FRENCH DRAIN TO PERIMETER OF FRONT ELEVATION / BAY WINDOW FOR SURFACE WATER DRAINAGE AND PREVENTING RISING DAMP
 - CHEMICAL INJECTED DPC TO BOTTOM OF RENDERED FRONT ELEVATION / BAY WINDOW EXTERNAL WALL AND INSTALL ADDITIONAL AIR BRICK AND MAKE GOOD RENDER AFTER
 - REMOVE TILES, WATERPROOF CONCRETE BELOW, THEN REFIX NEW LIGHT GREY PAVING TO MATCH FRONT GARDEN NEW PAVING
 - RETAIN BRICK STEPS AND WHITE PAINTED RENDER STEP RISERS, REMOVE STEP TREAD PAVING, WATERPROOF CONCRETE UNDER, THEN REFIX NEW LIGHT GREY PAVING TO MATCH FRONT GARDEN NEW PAVING
 - WHITE PAINTED RENDER TO EXTERNAL WALL BETWEEN 2 NO. SETS OF STEPS INCLUDING AROUND THE EXTERNAL DOOR TO CONCEAL BRICK WORK CRACKS AND MORTAR JOINT REPAIR WORKS
 - RETAIN BRICK RETAINING WALL FORMING RAISED SOIL PLANTER AND WHITE PAINTED RENDER OVER
 - WHITE PLASTIC UTILITY EXTRACT VENT
 - GAS METER IN PLASTIC PROTECTIVE BOX
- REAR WORKS:
- RETAIN SHED BUT REPAIR CRACKS TO BRICK WORK AND REPOINT MORTAR JOINTS
 - RETAIN EXISTING CONCRETE TO REAR PATIO AND INSTALL LIGHT GREY PAVING TO FALL TOWARDS FRENCH DRAIN TO REAR ELEVATION
 - GRAVEL FILLED FRENCH DRAIN TO REAR ELEVATION FOR SURFACE WATER DRAINAGE AND PREVENTING RISING DAMP
 - CHEMICAL INJECTED DPC TO BOTTOM OF REAR ELEVATION EXTERNAL WALL AND INSTALL ADDITIONAL AIR BRICK AND RENDER AT LOW LEVEL
 - RATIONALISE / TIDY UP EXISTING SVP, RWP AND WWP EXTERNAL PIPE WORK
 - NEW PPC (POLYESTER POWDER COATED) WHITE COLOUR FRAMED ALUMINIUM DOUBLE GLAZED WINDOW WITH FIXED OPAQUE DOUBLE GLAZING BELOW AND 2 NO. HIGH LEVEL CLEAR DOUBLE GLAZED TOP HUNG OUTWARD OPENING WINDOWS
 - INFILL BRICKWORK BELOW NEW WINDOW TO REPLACE EXTERNAL DOOR REMOVED TO MATCH EXISTING ADJACENT (TOOTHED AND SLOPED INTO EXISTING)
 - EXTERNAL BALCONY WITH NO SUPPORT POSTS OR WALL BRACKETS BUT CANTILEVERED / FIXED TO NEW STEEL BEAM INSTALLED INTO EXISTING BRICK WORK REAR ELEVATION EXTERNAL WALL
 - EXTERNAL BALCONY: BLACK METAL PAINTED STEEL FLOOR STRUCTURE WITH CONCEALED GRP (GLASS REINFORCED PLASTIC) WATERPROOFED FLOOR BELOW TIMBER DECKING FLOOR FINISH WITH GAPS BETWEEN FOR SURFACE WATER, CONCEALED GRP GUTTER WITH RAIN WATER PIPE ROUTED INTERNALLY AND CONNECTING INTO EXISTING COMBINED DRAINAGE SYSTEM
 - BLACK PAINTED METAL HANDRAIL AND RAILINGS
 - RETAIN EXISTING STRUCTURAL OPENING WIDTH AND HEIGHT BUT REMOVE EXISTING WINDOW AND LOW LEVEL CILL AND BRICK WORK BELOW FOR NEW EXTERNAL DOORS / WINDOWS
 - MID GREY COLOUR FRAMED PPC ALUMINIUM CLEAR DOUBLE GLAZED INWARD OPENING FRENCH DOORS WITH FIXED / OPENABLE WINDOWS ABOVE AND TO THE SIDE
 - MID GREY COLOUR FRAMED PPC ALUMINIUM CLEAR DOUBLE GLAZED FIXED / TOP HUNG OUTWARD OPENING CASSEMENT WINDOW TO REPLACE EXISTING WINDOW TO SAME STRUCTURAL OPENING
 - WHITE PLASTIC KITCHEN EXTRACT HOOD VENT
 - BOILER FLUE
 - WHITE PLASTIC BATHROOM EXTRACT VENT



01.04.24 ISSUE FOR PLANNING
rev date reason by



Unit 6: Masons Yard
177 Westbourne Street
Hove
East Sussex BN3 5FB
t: +44 (0) 1273 201 830
e: steve@searyarchitects.co.uk
w: www.searyarchitects.co.uk

project: 31 Burgoyne Road, London, N4 1AA
client: Mr J Hartbert
dwg title: Proposed Site / Lower Ground & Raised Ground Floor: GA Plans 01 & 02
dwg no: 15-11-01
scale: 1:50 (@A1 SIZE)
project no: 0224
rev: 01.04.24
status: PLANNING